

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/129 Studley Road, Eaglemont Vic 3084

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$780,000 & \$820,000

Median sale price

Median price \$1,270,000 Property Type Unit Suburb Eaglemont

Period - From 01/04/2023 to 31/03/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	8/360 Upper Heidelberg Rd IVANHOE 3079	\$824,000	25/05/2024
2	2/141 Marshall St IVANHOE 3079	\$800,000	08/05/2024
3	4/65 The Righi EAGLEMONT 3084	\$825,000	29/02/2024

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

20/06/2024 17:08



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Rooms: 4
Property Type: Unit
Agent Comments

Indicative Selling Price
\$780,000 - \$820,000
Median Unit Price
Year ending March 2024: \$1,270,000

Comparable Properties



8/360 Upper Heidelberg Rd IVANHOE 3079 (REI)

Agent Comments

2 1 1

Price: \$824,000
Method: Auction Sale
Date: 25/05/2024
Rooms: 3
Property Type: Unit



2/141 Marshall St IVANHOE 3079 (REI)

Agent Comments

2 1 1

Price: \$800,000
Method: Sold Before Auction
Date: 08/05/2024
Property Type: Unit
Land Size: 122 sqm approx



4/65 The Righi EAGLEMONT 3084 (REI/VG)

Agent Comments

2 1 1

Price: \$825,000
Method: Private Sale
Date: 29/02/2024
Property Type: Unit

Account - Miles | P: 03 9497 3222 | F: 03 9499 4089